

Monthly Economic Monitor – July 2015

Population		
	2011	2006
Windsor-Essex	388,782	393,402

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	June 2015	May 2015	June 2014
Windsor CMA	8.9	11.0	9.0
Ontario	6.5	6.5	7.5
Canada	6.8	6.8	7.1

Source: Statistics Canada, July 2015, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	June 2015	May 2015	June 2014
Labour Force	180,700	181,100	162,800
Employed	164,600	161,100	148,300

Source: Statistics Canada, July 2015, figures represent a seasonally adjusted 3 month moving average.

The completion of the retooling project at FCA's Windsor Assembly Plant and the return to work of approximately 5,000 direct employees and another 1,000 employees at feeder plants undoubtedly had an impact on the June employment figures. Since the figures in the tables above represent a three month moving average, the shutdown may continue to have some influence on the July numbers. In comparison to June 2014, both the labour force and the number of people employed increased by 11%.

Labour Force Characteristics – Windsor-Essex			
	Q2 2015	Q2 2014	2014
Population 15+	329,900	337,400	339,600
Labour force	215,200	205,700	211,300
Employment	196,500	187,200	193,900
Full-time	156,900	149,900	152,700
Part-time	39,600	37,300	41,200
Unemployed	18,700	18,500	17,400
Not in labour force	114,700	131,700	128,200
Unemployment rate (%)	8.7	9.0	8.3
Participation rate (%)	65.2	61.0	62.2
Employment rate (%)	59.6	55.5	57.1

Source: Statistics Canada, Labour Market Survey

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.

Employment by Industry – Windsor-Essex			
Industry	Q2 2015	Q2 2014	2014
Agriculture	4,100	2,800	3,100
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	2,700	0	500
Construction	11,700	9,000	11,000
Manufacturing	39,000	38,800	39,600
Trade	26,100	26,400	28,100
Transportation and warehousing	7,200	11,700	11,800
Finance and insurance real estate and leasing	13,000	8,100	7,800
Professional, scientific and technical services	8,700	7,100	7,500
Business, building and other support services	7,900	5,600	6,100
Educational services	16,900	15,800	15,400
Health care and social assistance	24,700	24,000	25,200
Information and cultural and recreation	6,000	8,600	8,600
Accommodation and food services	16,800	13,500	13,700
Other services (except public administration)	7,100	9,700	8,600
Public administration	4,100	4,400	6,000
Total	196,500	187,200	193,900

Source: Statistics Canada, Labour Market Survey

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	June 2015	Year-to-Date
Job Gains Announced	122	1,119
Job Losses Announced	0	45

Source: Service Canada; The Windsor Star

The Windsor-Essex Catholic District School Board plans to hire 22 education assistants due to an increase in special needs students and lay off 31 teachers due to a projected decline in enrolment next year. Only the hires are reflected in the table above, since the layoffs are not considered permanent. Cypher Systems held an event to fill 100 available insurance sales and service positions.

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.

Housing Starts – Windsor-Essex				
	Q2 2015	Q2 2014	Year-to-date 2015	Year-to-date 2014
Amherstburg	29	19	31	25
Essex	13	15	15	16
Kingsville	18	16	18	19
Lakeshore	68	53	75	73
LaSalle	76	56	88	68
Leamington	0	6	0	7
Tecumseh	6	9	9	14
Windsor	103	82	139	122
Total	299	256	360	344

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	June 2015	June 2014	Year-to-date 2015	Year-to-date 2014
Singles	70	60	272	219
Multi-Family	15	31	70	83
Total	85	91	342	302

Source: CMHC Press Release

Housing starts in the Windsor Census Metropolitan Area (CMA) were trending up slightly at 699 units in June compared to 682 in May, according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

"Row home starts trended up, while starts of all other dwelling types were stable. The growing population 55 years of age and older has supported demand for new row homes in Windsor CMA. They are primarily designed to attract households that wish to downsize to a lower maintenance home and live in areas bordering or on the outer edges of the City of Windsor," said Anthony Passarelli, Senior Market Analyst with CMHC.

Building Permits – Windsor-Essex				
	June 2015	June 2014	Year-to-date 2015	Year-to-date 2014
Industrial	\$2,781,500	\$1,778,500	\$28,827,545	\$13,606,600
Commercial	\$5,345,300	\$3,677,297	\$35,034,342	\$24,191,520
Institutional	\$6,582,316	\$7,454,000	\$54,862,555	\$38,638,584
Total	\$14,709,116	\$12,909,797	\$118,724,442	\$76,436,704

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

The highest valued building permit issued in Essex County in June was for a major addition at a tool and die shop in Oldcastle (Tecumseh). The City of Windsor issued a building permit for a new Hindu temple valued at \$2.8 million and a permit for an addition to the new commercial centre on Sydney. The City also issued a permit for a \$1.2 million addition to E.J. Lajeunesse Secondary School.

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.

CONFERENCE BOARD OF CANADA - KEY INDICATORS

Regional GDP by Sector – Windsor CMA			
	2016*	2015*	2014
	(Mil. \$ 2007)	(Mil. \$ 2007)	(Mil. \$ 2007)
Total	12,495.06	12,303.02	12,065.94
Goods-Producing Industries	4,531.06	4,456.84	4,335.29
Manufacturing	3,623.26	3,534.89	3,437.86
Construction	718.97	736.65	717.21
Primary and Utilities	188.83	185.31	180.22
Services-Producing Industries	7,964.00	7,846.18	7,730.65
Transportation and Warehousing	593.39	579.49	552.93
Information and Cultural Industries	277.91	273.00	289.18
Wholesale and Retail Trade	1,383.04	1,358.58	1,325.16
Finance, Insurance and Real Estate	2,020.99	1,989.38	1,954.17
Business Services	638.06	629.25	638.60
Personal Services	792.09	784.25	756.63
Non-Commercial Services	1,760.33	1,736.02	1,705.77
Public Administration and Defence	498.19	496.21	508.23

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2015

Ranking of Windsor CMA's GDP Growth Compared to 28 Other CMAs		
Year	Growth Rate	Rank
2014	1.7	16 th
2015*	2.0	13 th
2016-2019*	1.7	21 st

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2015

Retail Sales – Windsor CMA			
	2016*	2015*	2014
Total Sales (\$ millions)	4,110	3,977	3,857
Percentage Change	3.3	3.1	3.7

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2015

Consumer Price Index (CPI) – Windsor CMA			
	2016*	2015*	2014
CPI (2002 = 1.0)	1.312	1.286	1.261
Percentage Change	2.1	2.0	2.5

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2015

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.

Population and Labour Market – Windsor CMA			
	2016*	2015*	2014
Population	336,783	335,295	333,937
Labour Force	174,178	176,557	170,479
Total Employment	160,415	159,969	155,250
Unemployment Rate (%)	7.9	9.4	8.9
Net International Migration	1381	1307	895
Net Interprovincial Migration	-259	-285	-342
Net InterCity Migration	-150	-157	190
Natural Increase in Population	538	586	645

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2015

Bankruptcies – Windsor CMA			
	2013	2012	2011
Consumer	794	854	980
Business	21	20	25

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2015

Regional Employment by Sector – Windsor CMA			
Sector	2016*	2015*	2014
Total	160,415	159,969	155,250
Goods Sector	43,358	42,019	43,519
Manufacturing	32,722	29,757	32,911
Construction	8,061	9,641	8,298
Primary Industries and Utilities	2,575	2,621	2,311
Services Sector	117,057	117,950	111,731
Transportation and Warehousing	8,786	7,644	8,344
Information and Cultural Industries	1,889	1,773	2,094
Wholesale and Retail Trade	24,323	23,284	22,091
Finance, Insurance and Real Estate	5,844	6,449	6,070
Business Services	11,807	12,662	11,681
Personal Services	24,444	27,491	23,585
Non-Commercial Services	35,183	34,306	33,353
Public Administration	4,782	4,341	4,513

* Forecast data

Source: Conference Board of Canada Metropolitan Data June 2015

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.